

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 178-2024

A By-law to amend City of Vaughan By-law 1-88, as amended, with respect to the implementation of Protected Major Transit Station Areas and associated mapping, and the delineation of Protected Major Transit Station Areas to conform to the requirements of the Vaughan Official Plan 2010.

WHEREAS, pursuant to subsection 16(17) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "*Planning Act*"), Official Plan Amendment Number 101 was adopted by the City of Vaughan on September 26, 2023, and approved by the Regional Municipality of York, without modifications, on November 23, 2023, to delineate and establish Protected Major Transit Station Areas;

AND WHEREAS, Official Plan Amendment Number 101 came into force on November 17, 2023;

AND WHEREAS, pursuant to subsection 16(20) of the *Planning Act*, a municipality is required to amend all zoning by-laws that are in effect in the municipality to ensure they conform with the Official Plan policies related to Protected Major Transit Station Areas no later than one year after the Official Plan policies come into effect;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Adding a new Schedule "B1", attached hereto as Schedule "1", identifying the Protected Major Transit Station boundaries of all 20 Protected Major Transit Station Areas in the City of Vaughan.
 - b) Adding a new Subsection 1.10 to Section 1.0 Interpretation and Administration as follows:

"1.10 Schedule "B1"

 1. Schedule "B1" delineates the boundaries of Protected Major Transit Station Areas in Vaughan. The lands shown on Schedule "B1" within a Protected Major Transit Station Area boundary are subject to the

provisions of this By-law, as amended.

2. Schedule “B1” shall be and hereby forms part of this By-law, as amended.”

c) Adding a new definition to Section 2.0 Definitions, in alphabetical order, as follows:

“**Protected Major Transit Station Area:** Means an area of land surrounding a higher order transit station or stop that is subject to the provisions of this By-law, as amended, and is identified on Schedule “B1”.”

d) Adding a new Paragraph 3.8 o) to Section 3.8 Parking Requirements as follows:

“o) Where a lot is located within the boundary of a Protected Major Transit Station Area identified on Schedule “B1”, Paragraphs 3.8.a), b), c) and n) of this By-law, as amended, shall not apply.”

e) Adding a new Paragraph 3.8.1 l) to Section 3.8.1 Parking Requirements for the Vaughan Metropolitan Centre as follows:

“l) Where a lot is located within the boundary of a Protected Major Transit Station Area identified on Schedule “B1”, Paragraphs 3.8.1 a), b) and c) of this By-law, as amended, shall not apply.”

2. Schedule “1” shall be and hereby forms part of this By-law.

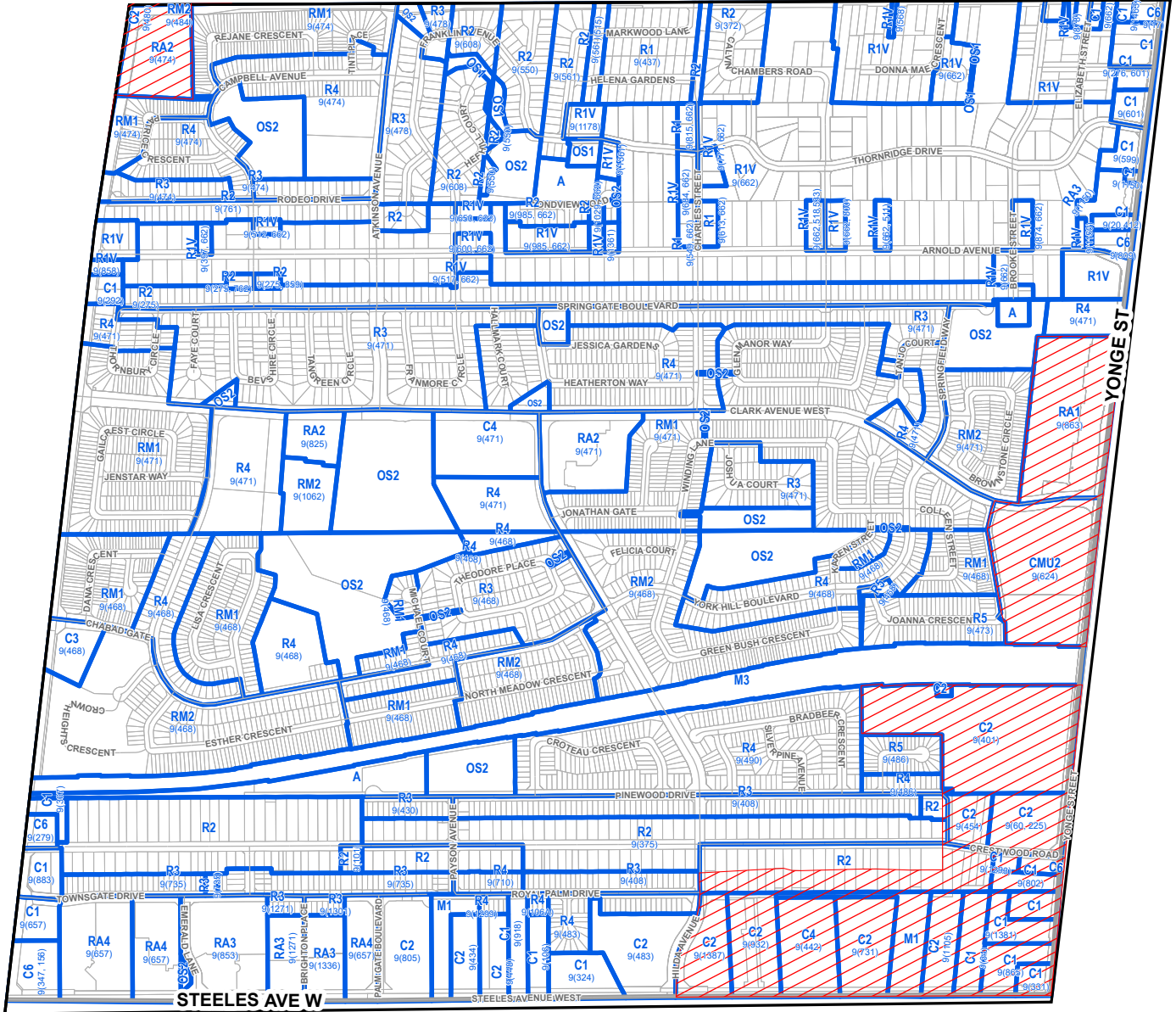
Voted in favour by City of Vaughan Council this 29th day of October, 2024.

Steven Del Duca, Mayor


Todd Coles, City Clerk

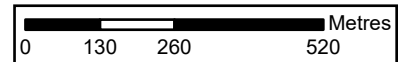
Authorized by Item No. 4 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 29, 2024.
City Council voted in favour of this by-law on October 29, 2024.
Approved by Mayoral Decision MDC 014-2024 dated October 29, 2024.
Effective Date of By-Law: October 29, 2024

Schedule 'B1'



Key Map 1A
By-Law No. 1-88

 Protected Major Transit Station Area



This is Schedule '1'
To By-Law 178-2024
Passed the 29th Day of October, 2024

File: Z.24.011

Related File: 26.18

Location: City-wide Zoning By-law Amendment that applies to all 20 Protected Major Transit Station Areas in the City of Vaughan.

Applicant: City-initiated

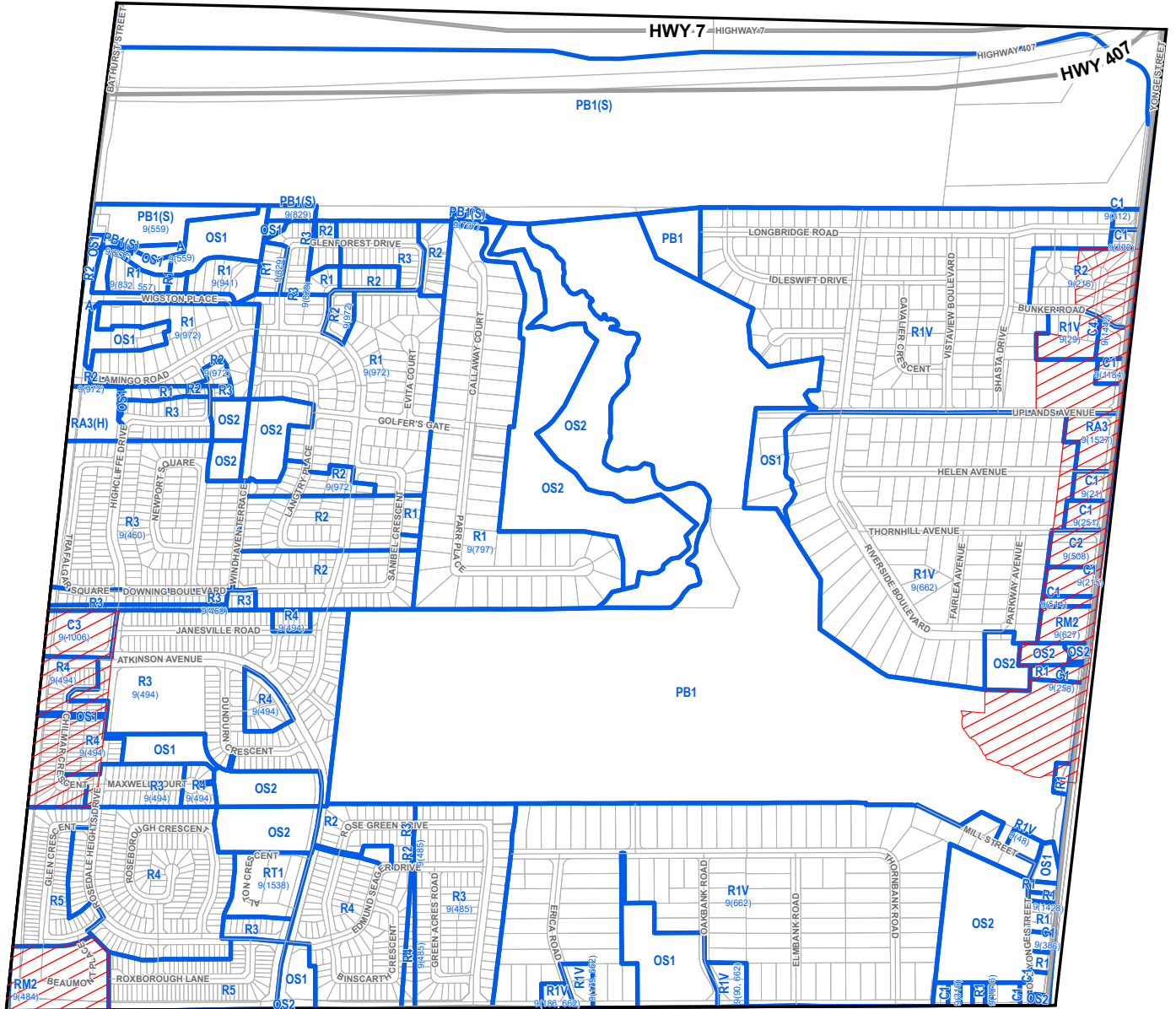
City of Vaughan

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MAYOR

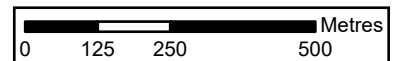
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Schedule 'B1'



Key Map 1B
By-Law No. 1-88

 Protected Major Transit Station Area



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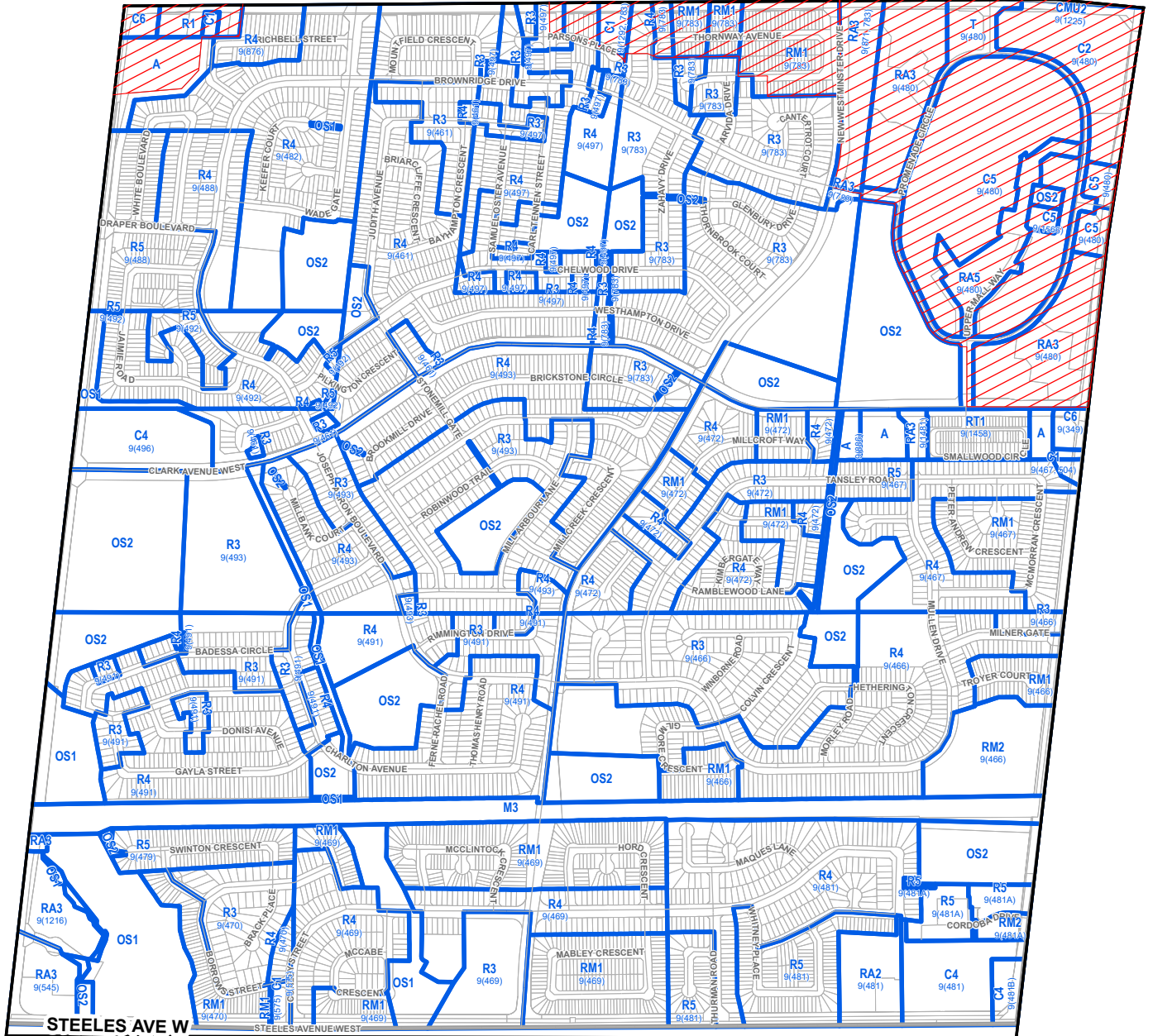
City of Vaughan

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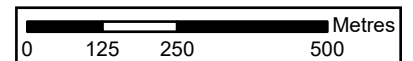
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Schedule 'B1'



Key Map 2A
By-Law No. 1-88

 Protected Major Transit Station Area



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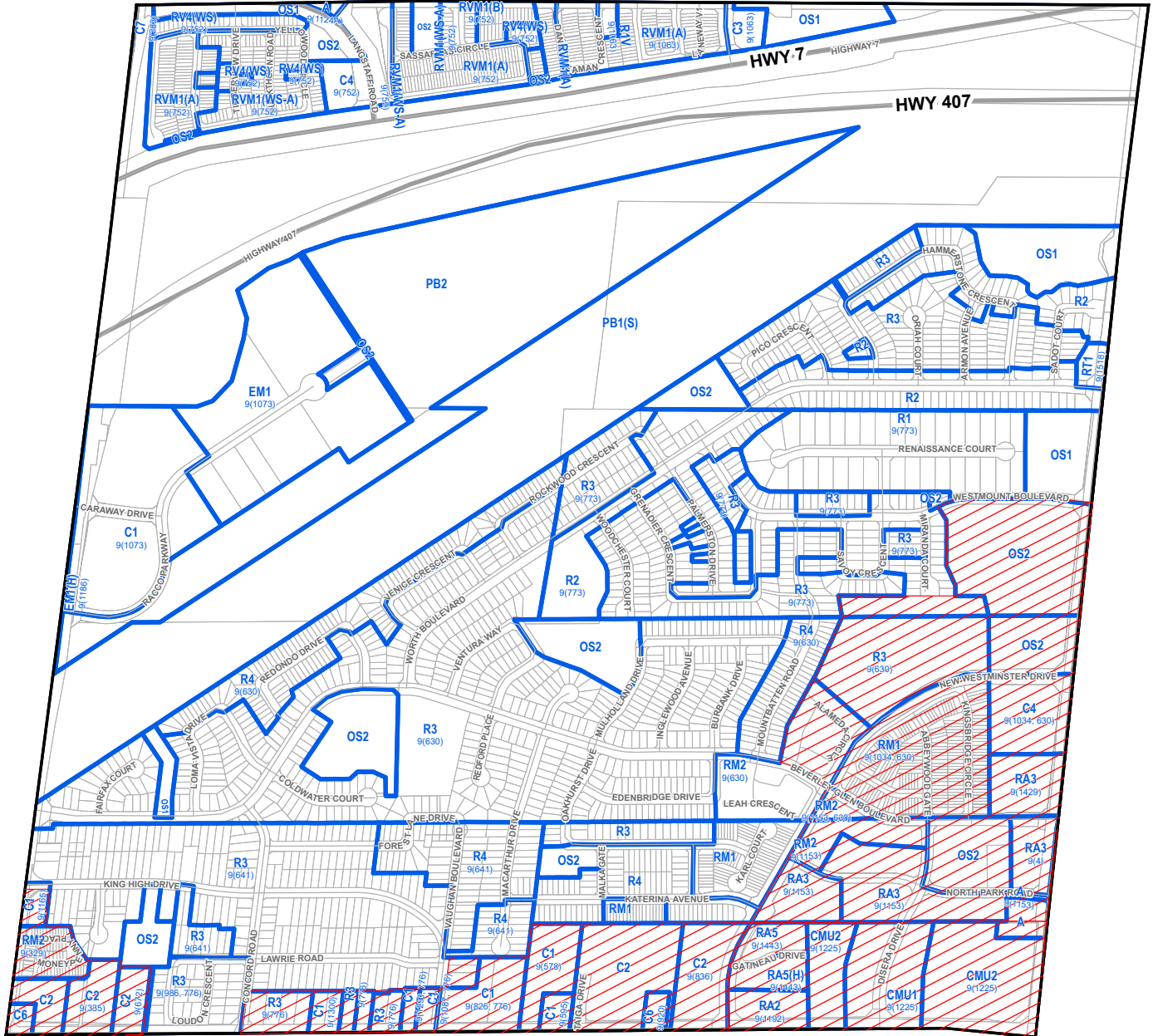
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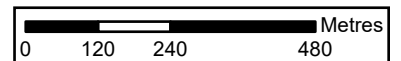
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Schedule 'B1'



Key Map 2B
By-Law No. 1-88

 Protected Major Transit Station Area



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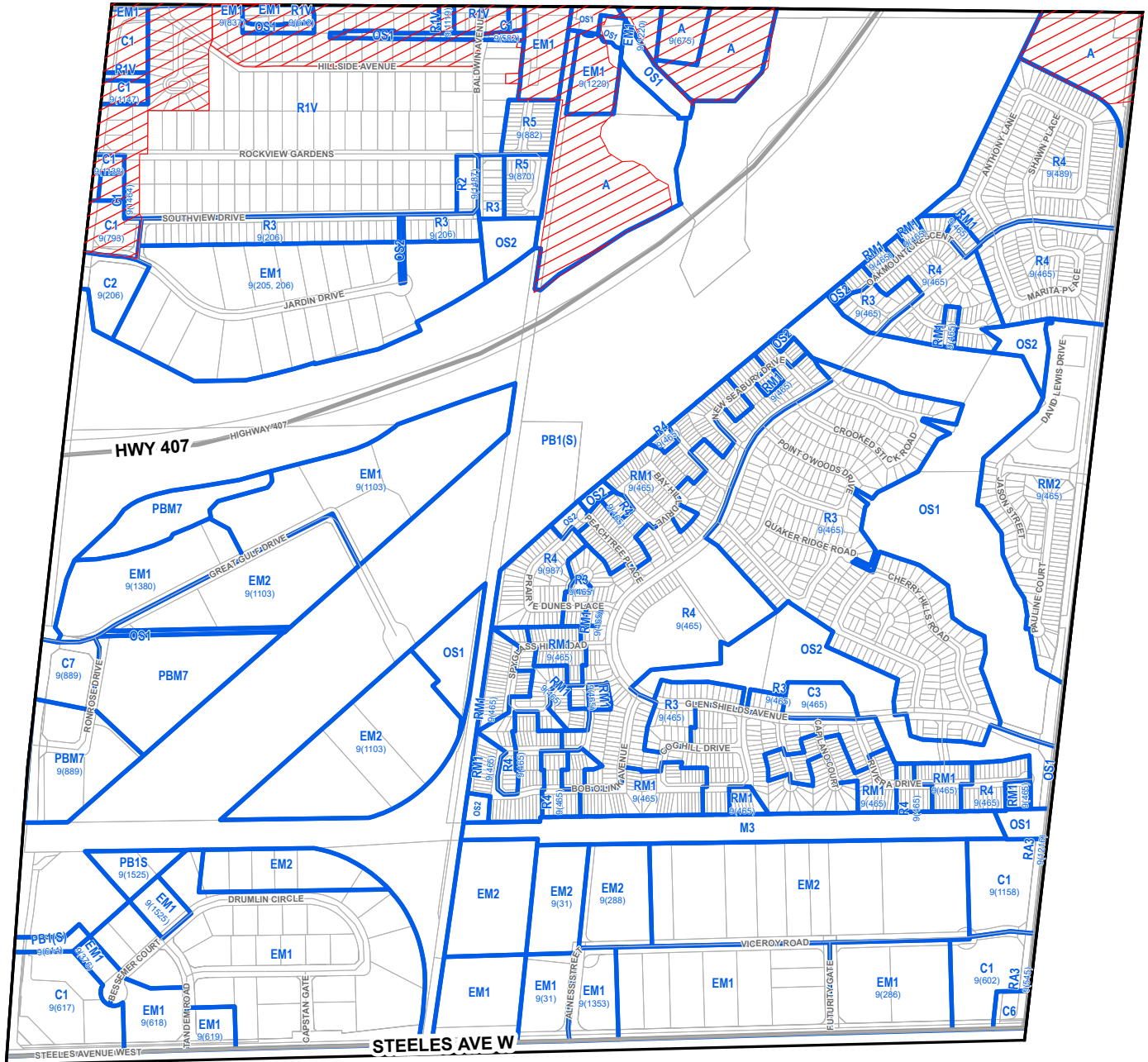
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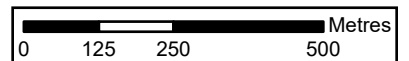
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Schedule 'B1'



Key Map 3A
By-Law No. 1-88

 Protected Major Transit Station Area



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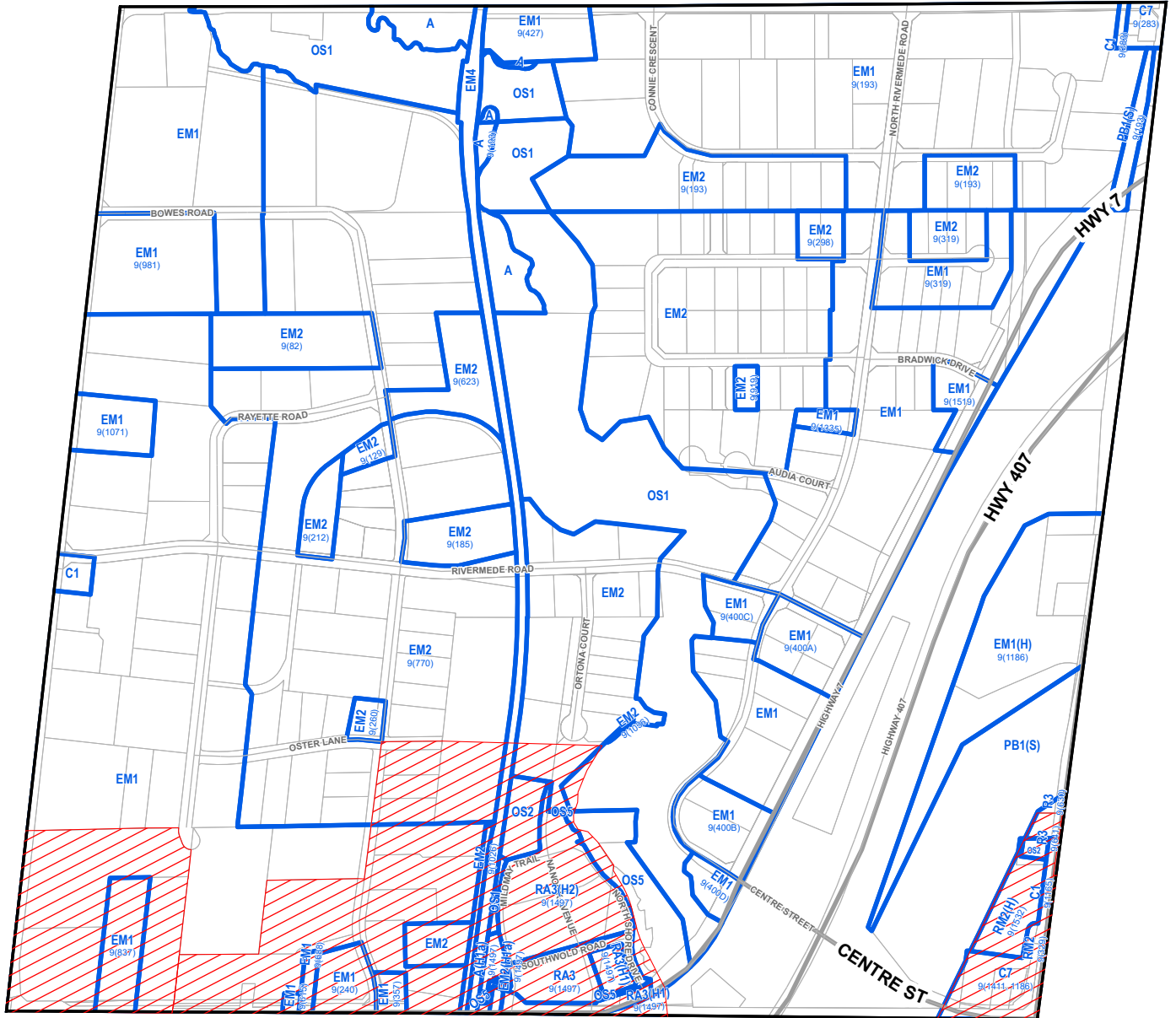
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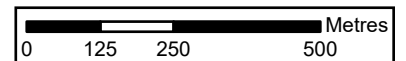
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Schedule 'B1'



Key Map 3B
By-Law No. 1-88

 Protected Major Transit Station Area



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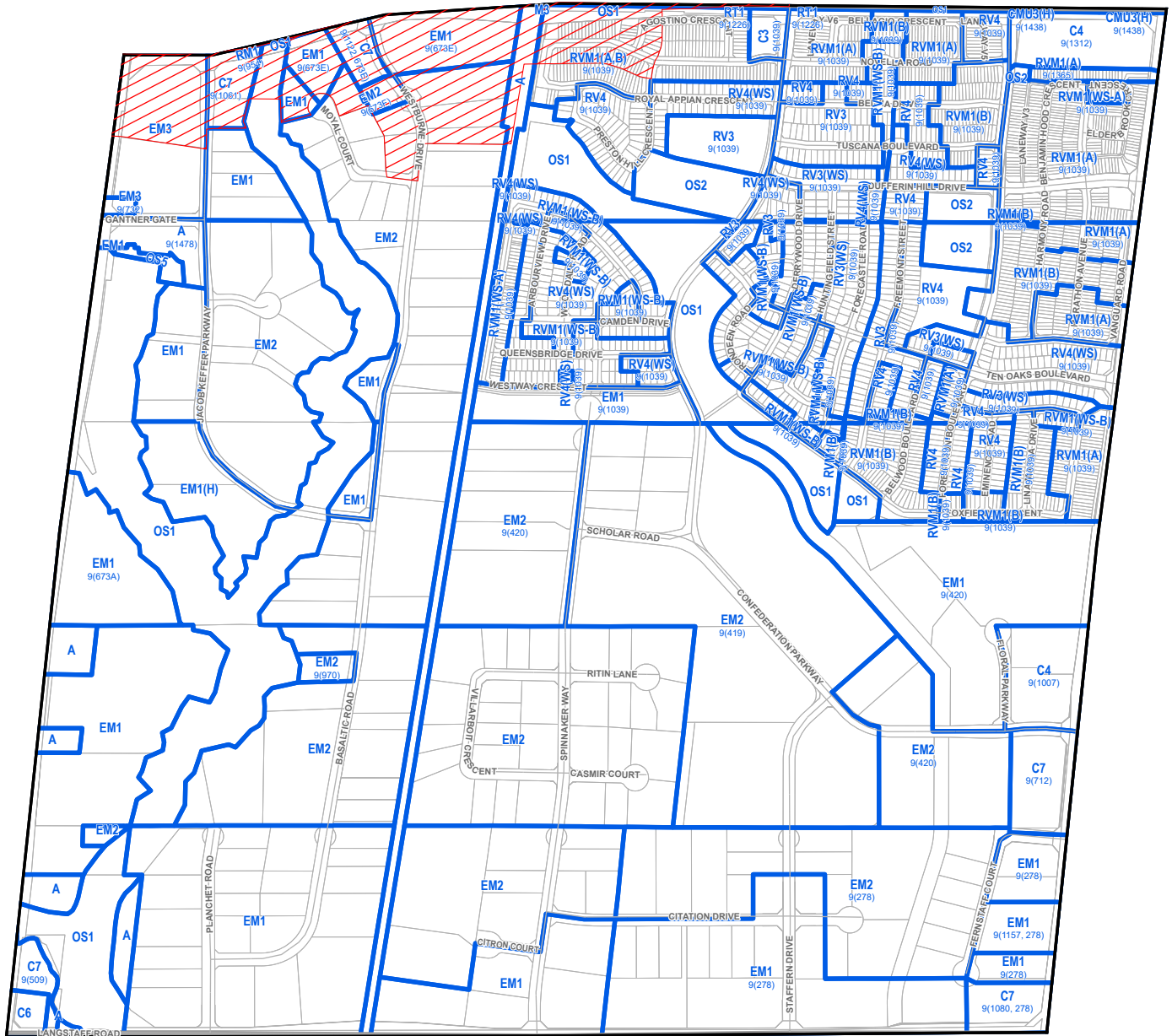
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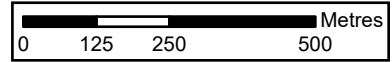
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Schedule 'B1'



Key Map 3C
By-Law No. 1-88

 Protected Major Transit Station Area



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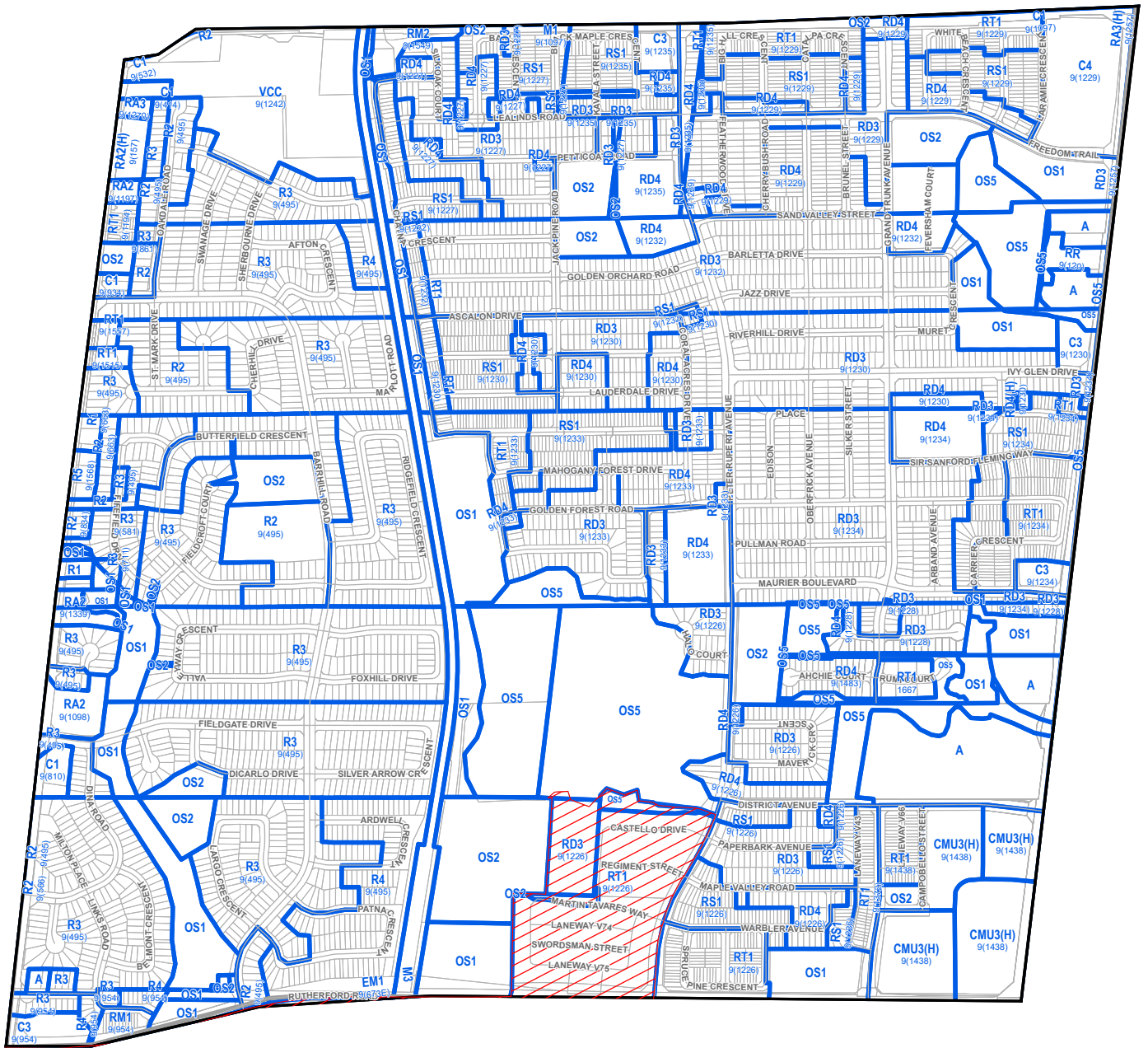
Applicant: City-initiated
City of Vaughan

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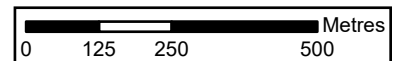
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Schedule 'B1'



Key Map 3D
By-Law No. 1-88

 Protected Major Transit Station Area



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Passed the 29th Day of October, 2024

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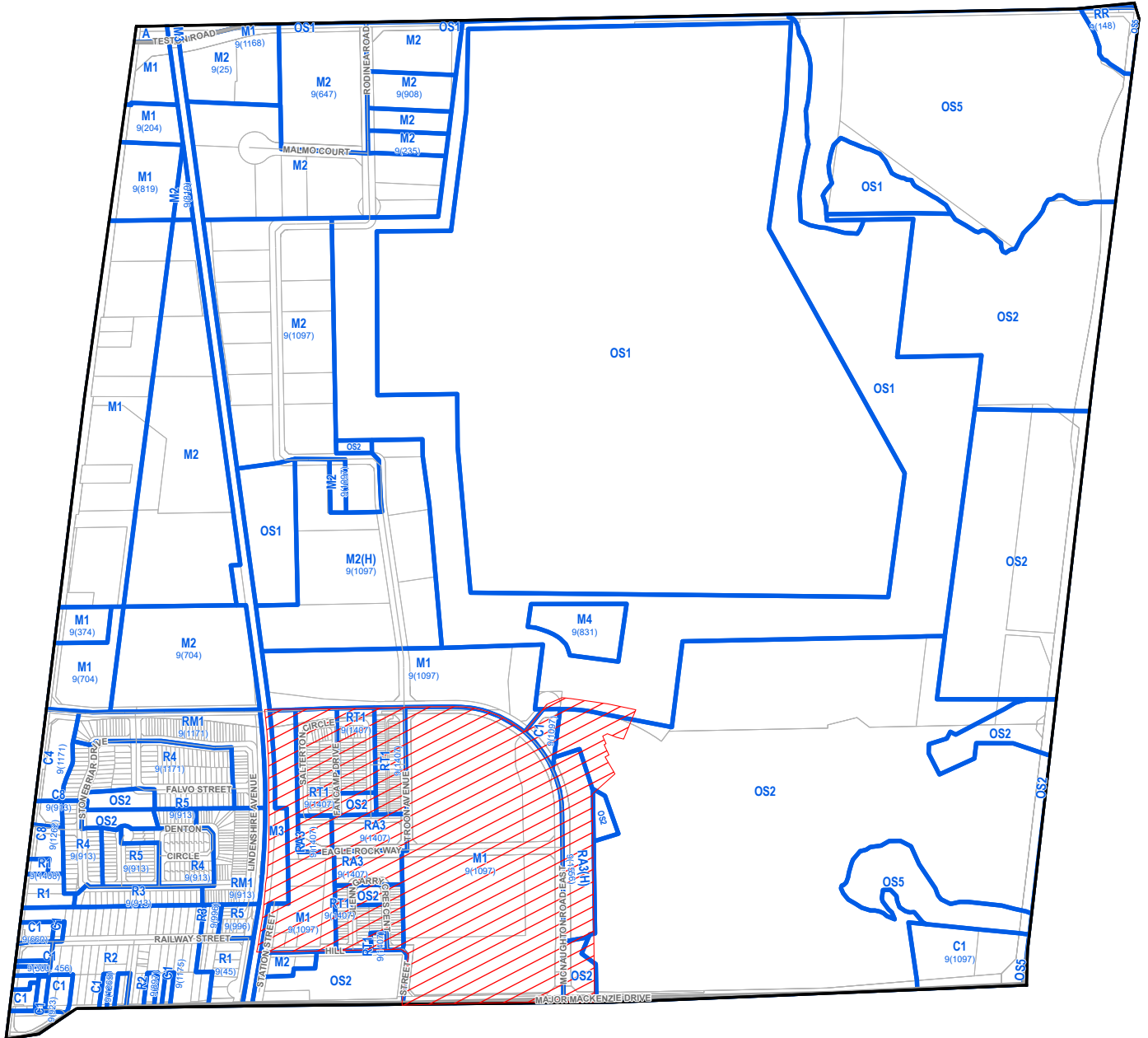
City of Vaughan

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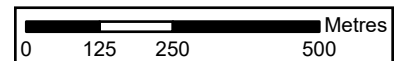
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Schedule 'B1'



Key Map 3E
By-Law No. 1-88

 Protected Major Transit Station Area



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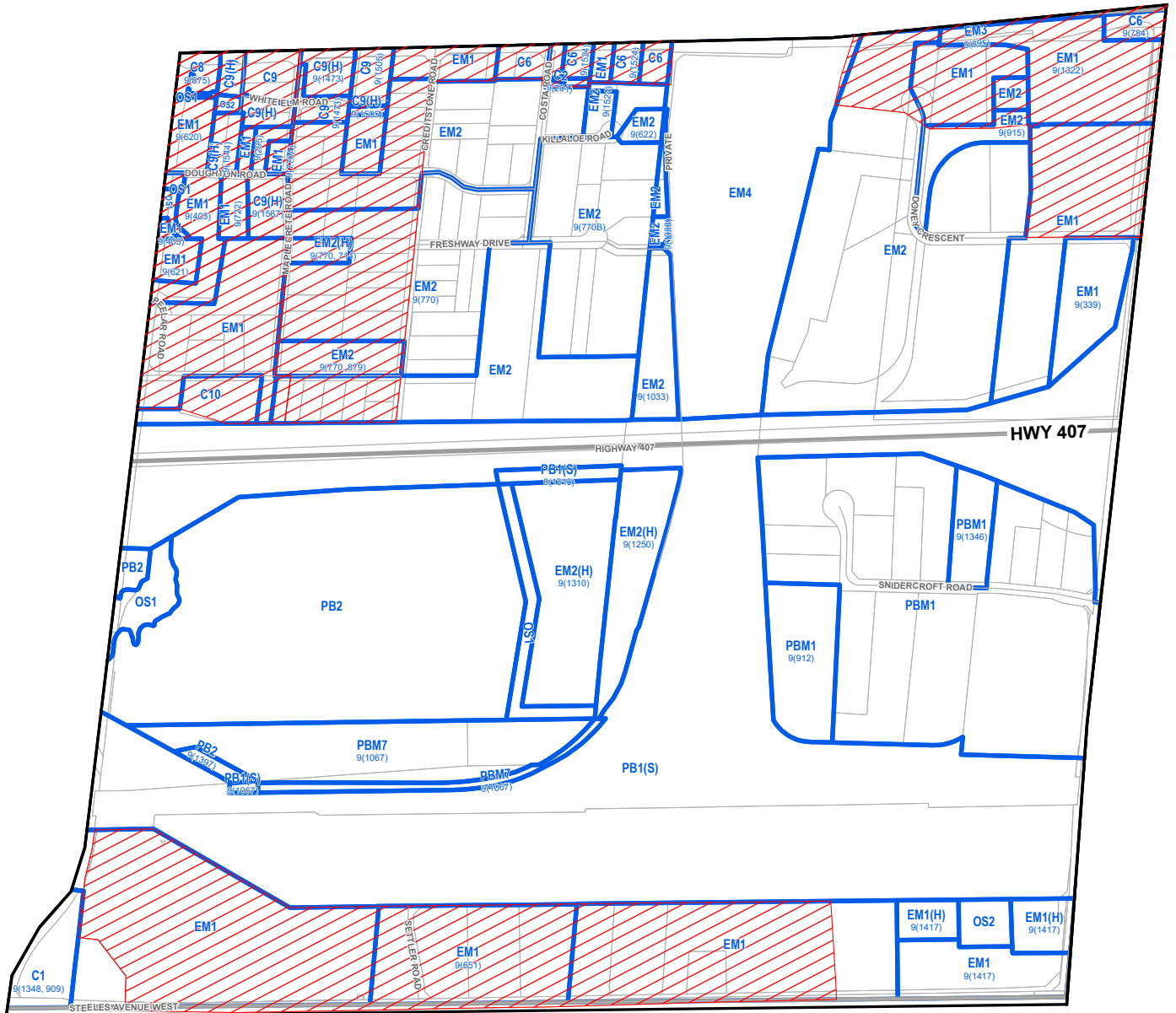
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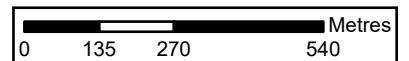
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Schedule 'B1'



Key Map 4A
By-Law No. 1-88

 Protected Major Transit Station Area



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Passed the 29th Day of October, 2024

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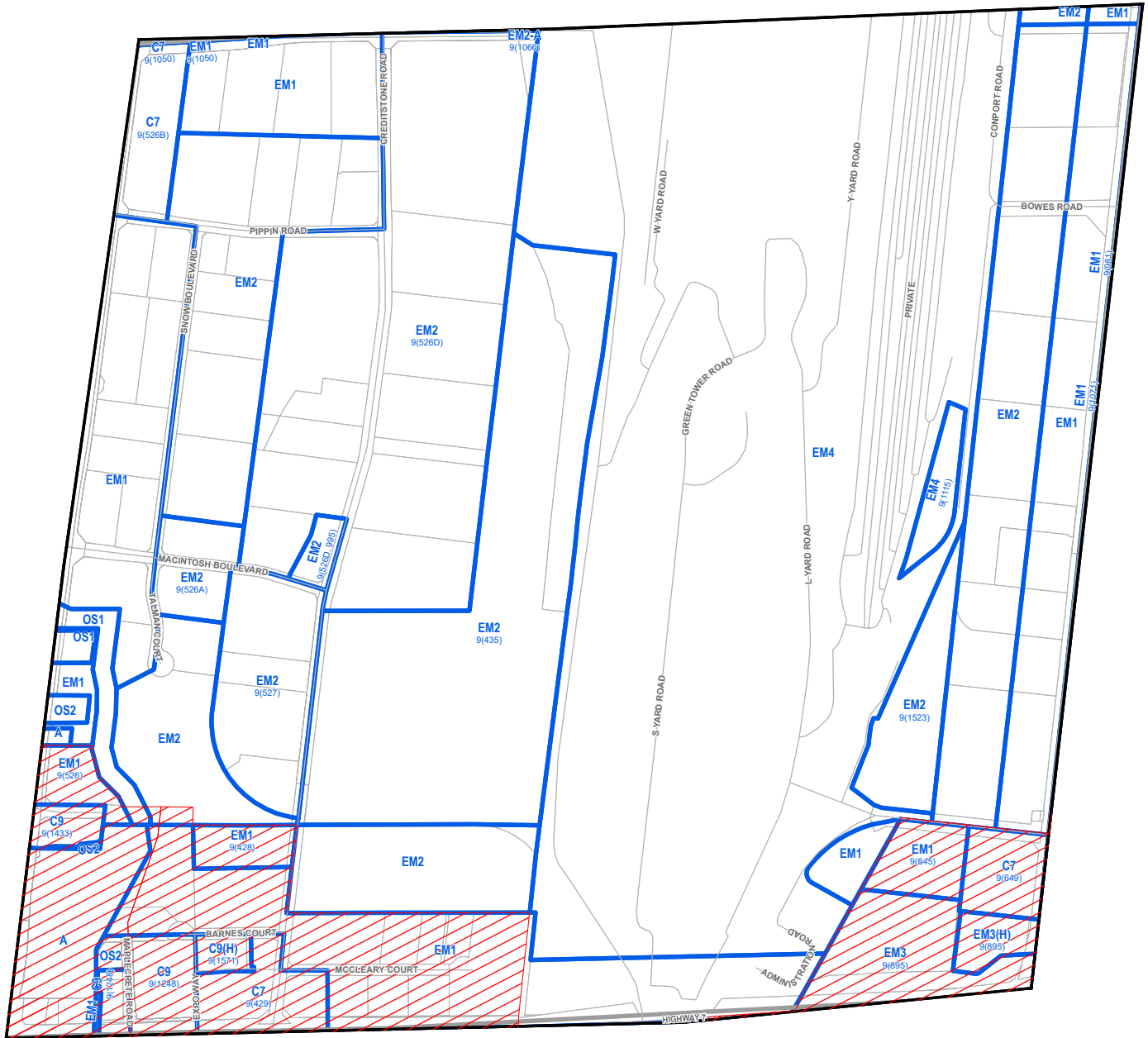
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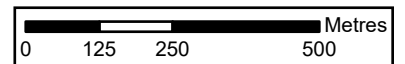
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Schedule 'B1'



Key Map 4B
By-Law No. 1-88

 Protected Major Transit Station Area



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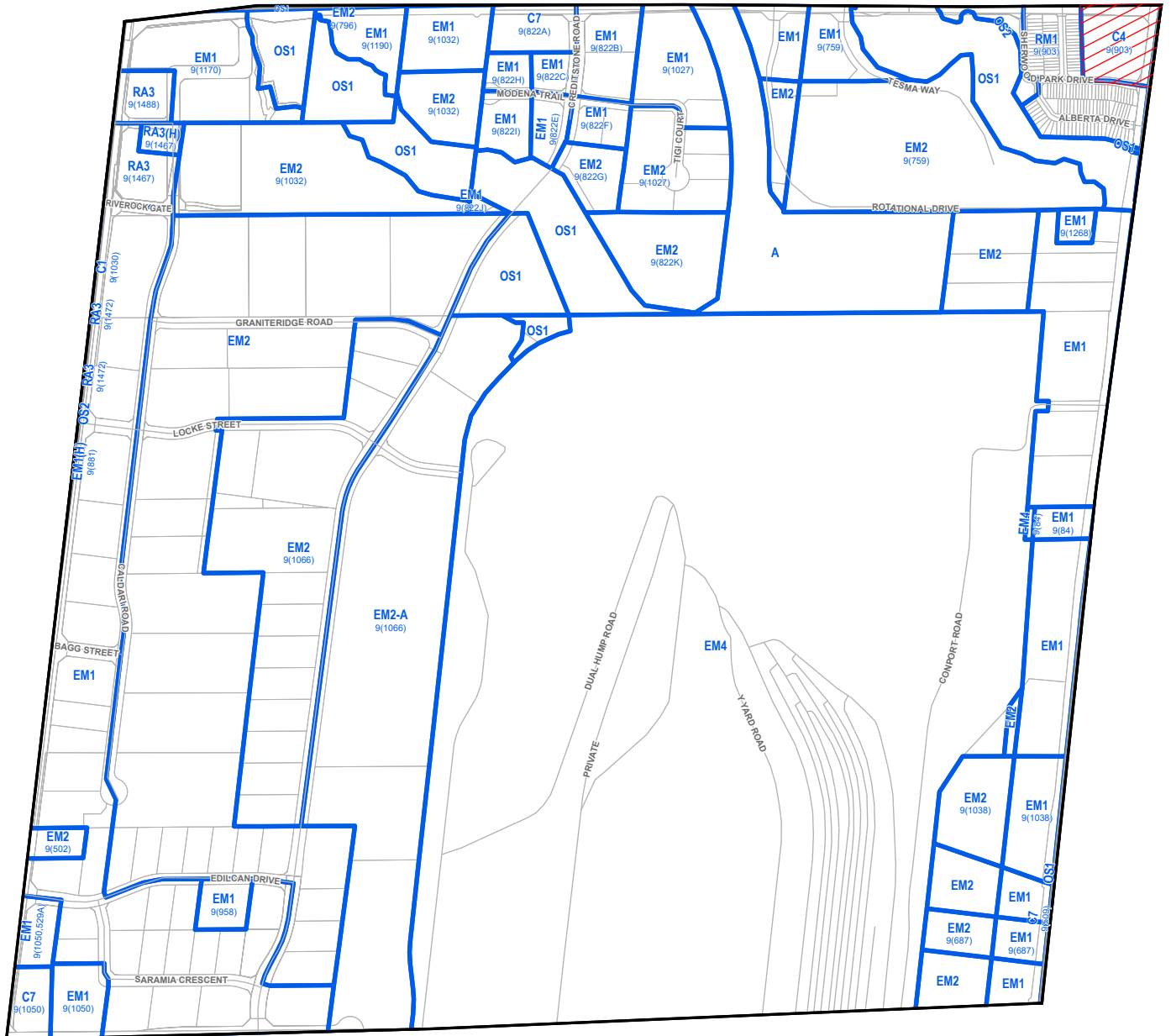
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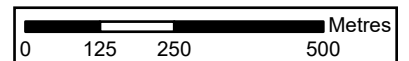
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Schedule 'B1'



Key Map 4C
By-Law No. 1-88

 Protected Major Transit Station Area



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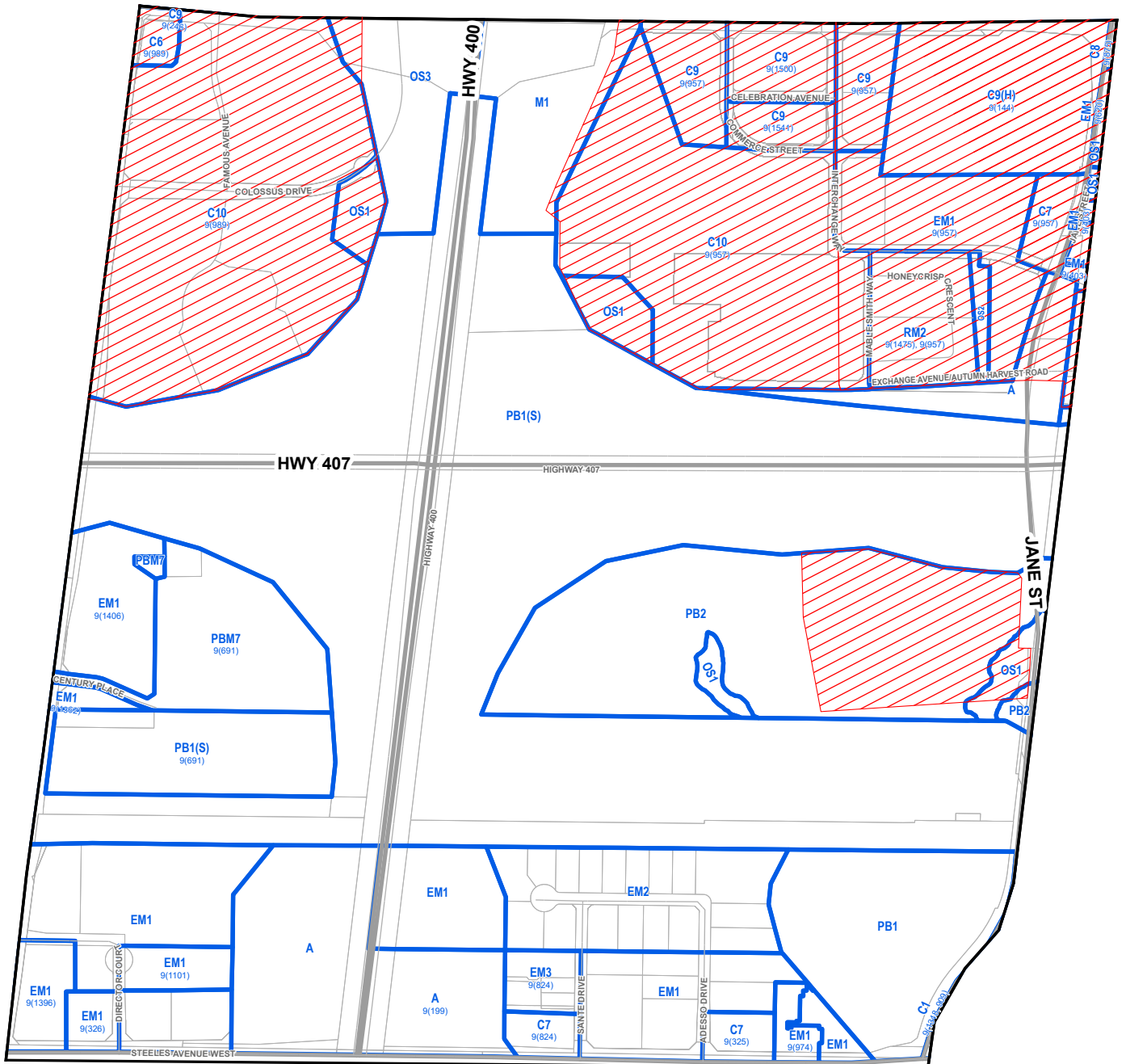
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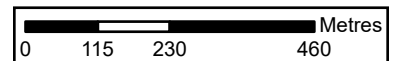
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Schedule 'B1'



Key Map 5A
By-Law No. 1-88

 Protected Major Transit Station Area



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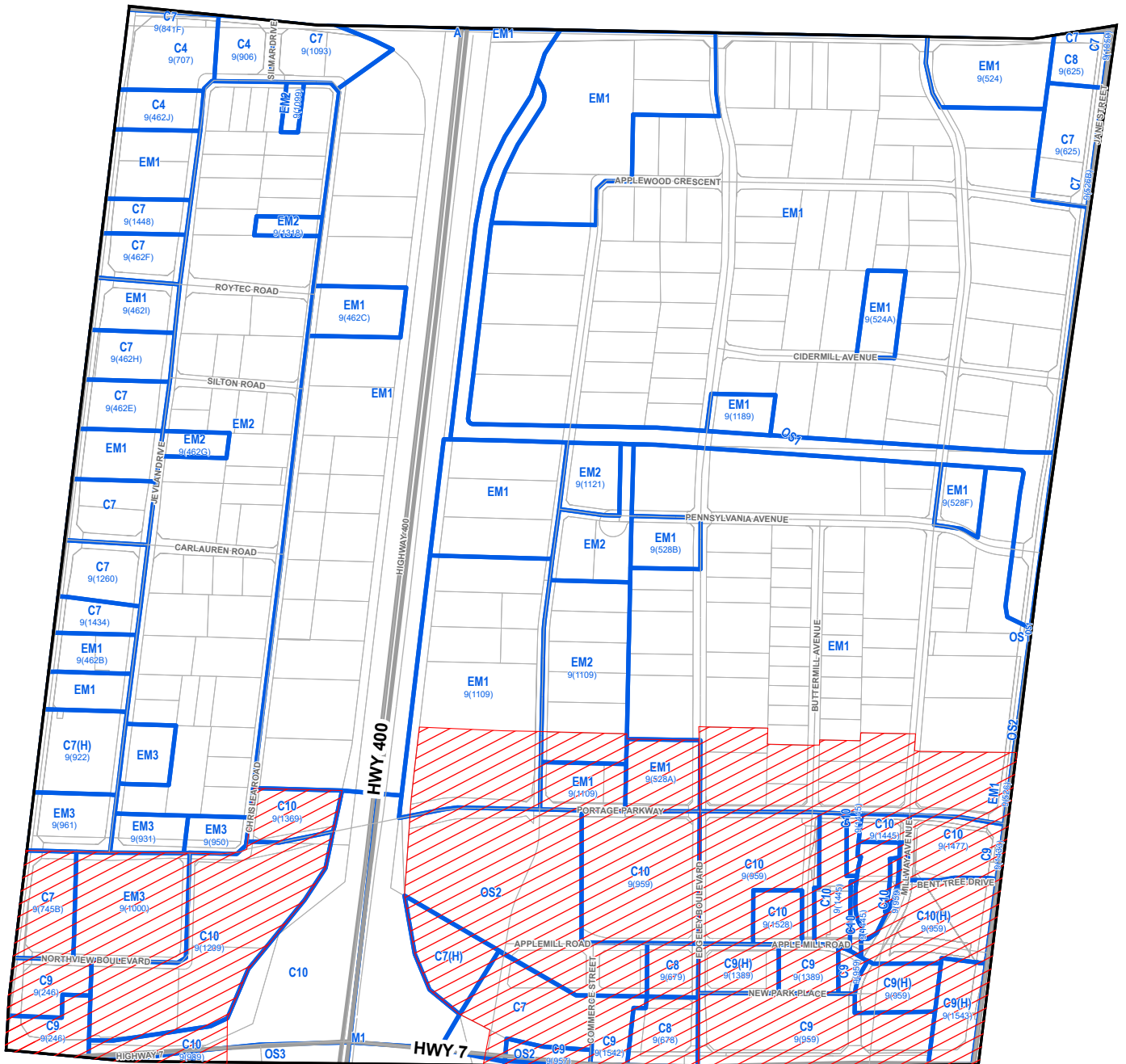
City of Vaughan

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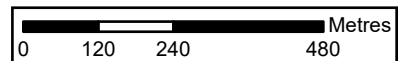
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Schedule 'B1'



Key Map 5B
By-Law No. 1-88

 Protected Major Transit Station Area



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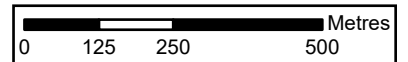
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Schedule 'B1'



Key Map 6A
By-Law No. 1-88

 Protected Major Transit Station Area



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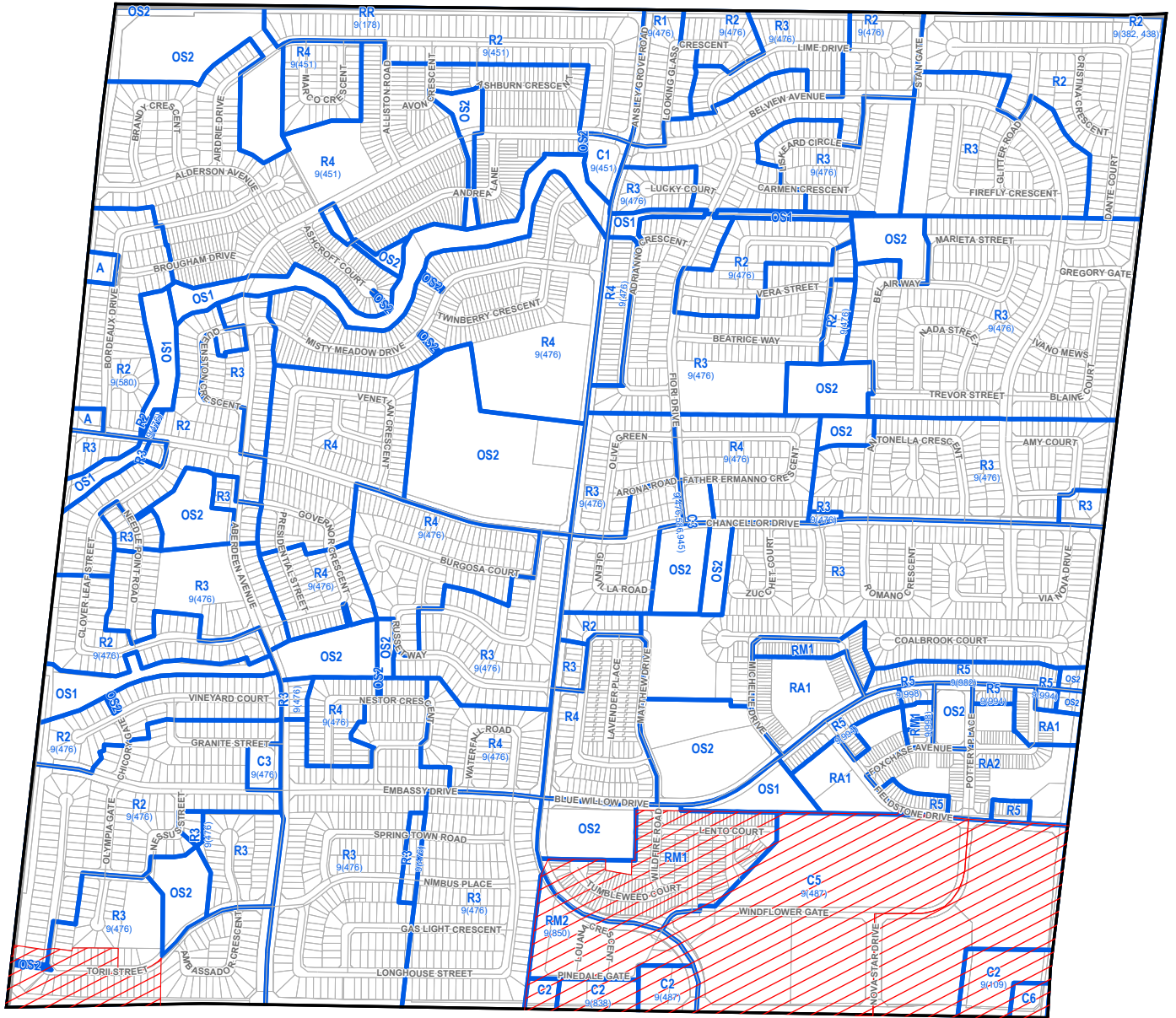
City of Vaughan

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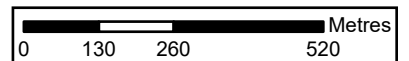
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Schedule 'B1'



Key Map 6B
By-Law No. 1-88

 Protected Major Transit Station Area



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Related File: 26.18

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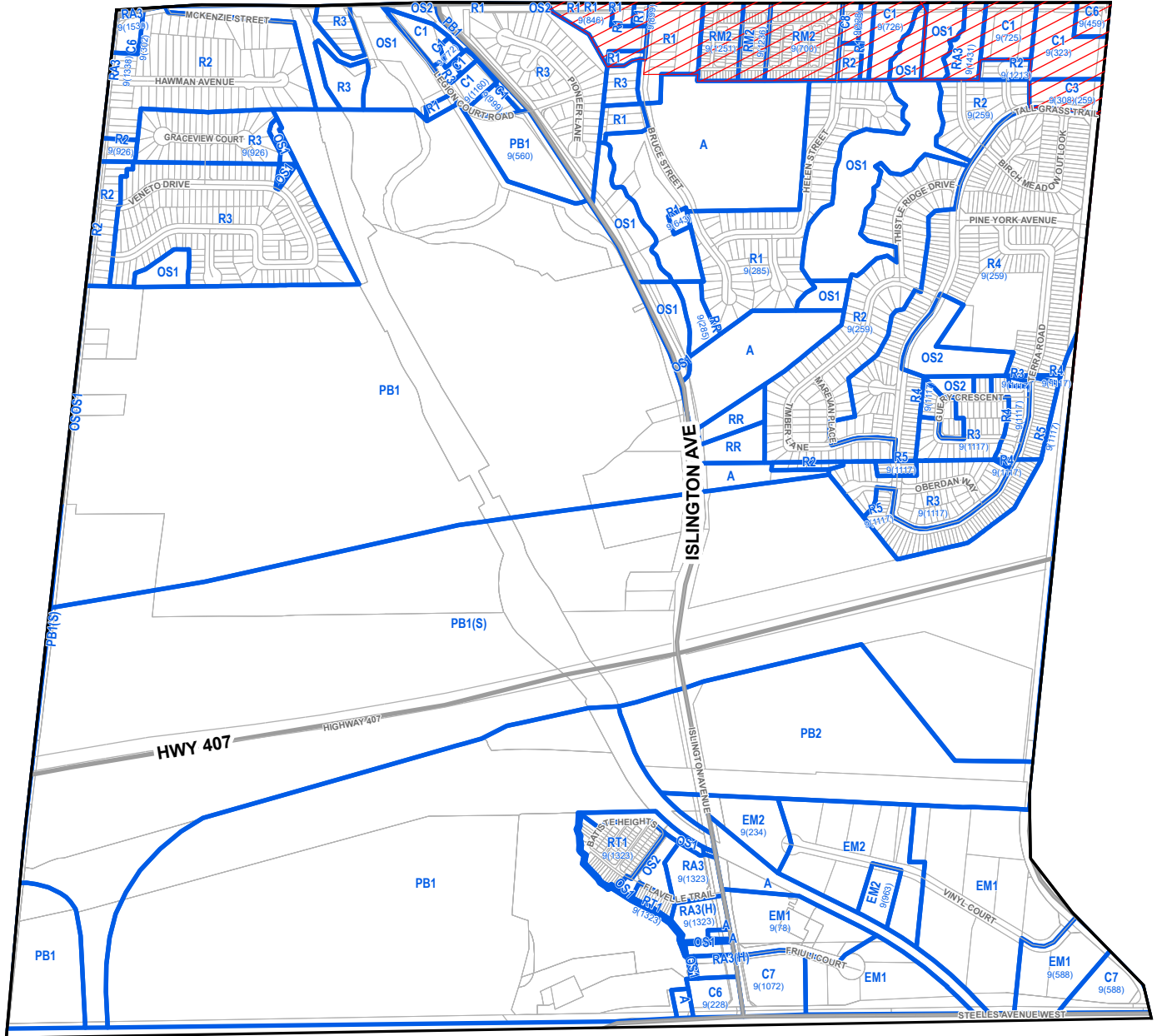
Applicant: City-initiated
City of Vaughan

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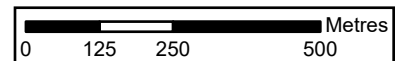
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Schedule 'B1'



Key Map 7A
By-Law No. 1-88

 Protected Major Transit Station Area



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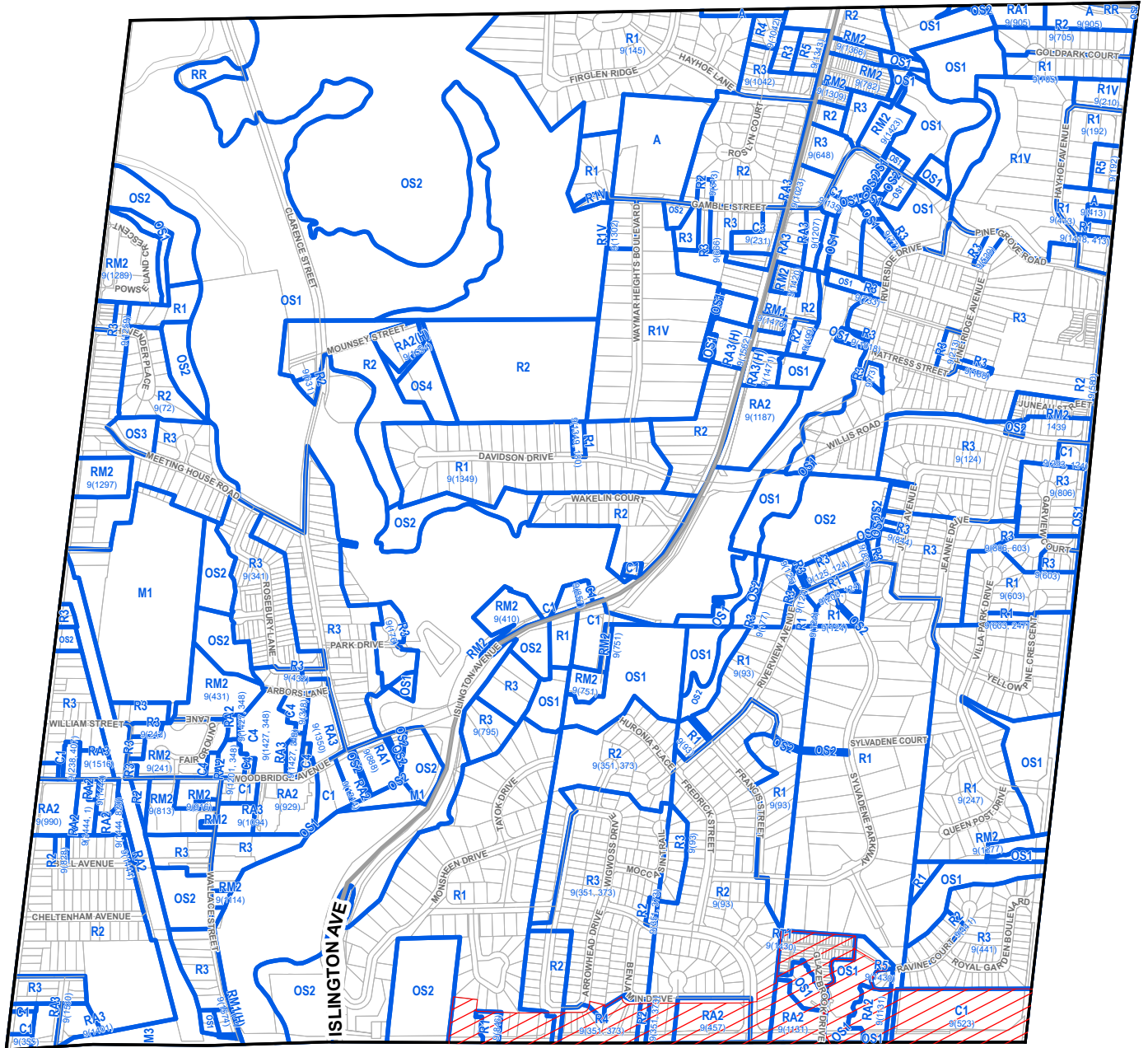
City of Vaughan

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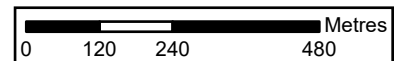
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Schedule 'B1'



Key Map 7B
By-Law No. 1-88

 Protected Major Transit Station Area



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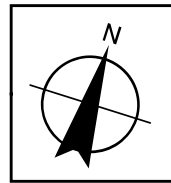
MAYOR

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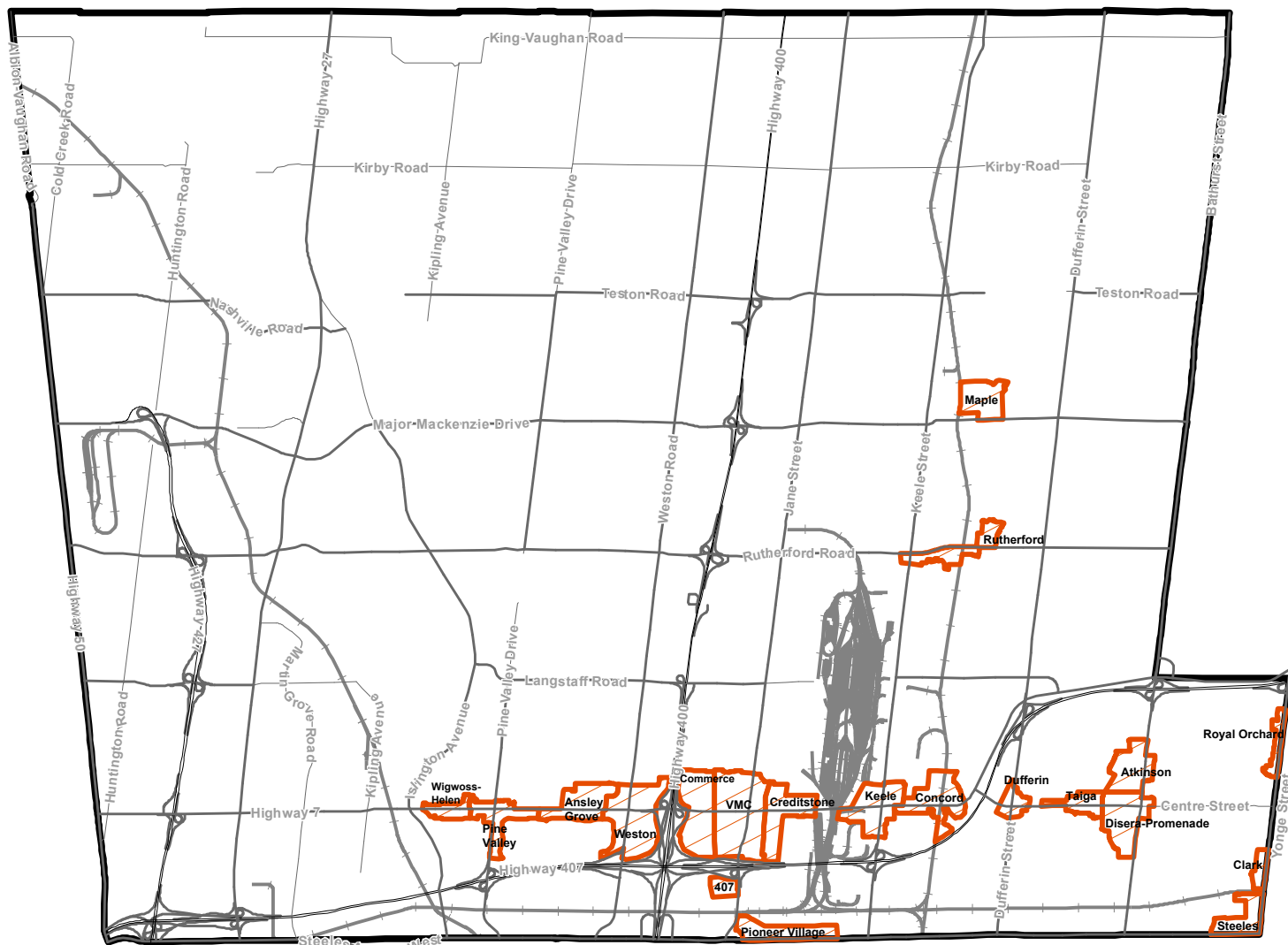
SUMMARY TO BY-LAW 178-2024





The lands subject to this By-law are all 20 of the Protected Major Transit Station Areas (“PMTSA”) in the City of Vaughan, as shown on the Location Map attached and Schedule 1C of the Vaughan Official Plan 2010.

The purpose of this By-law is to provide a new definition of PMTSA, delineate the PMTSA boundaries in the City of Vaughan to conform with the November 23, 2023, Regionally approved Official Plan Amendment No. 101 to the Vaughan Official Plan 2010, and remove vehicular parking rate requirements for lands within a PMTSA in accordance with subsection 34(1.1) of the *Planning Act*.



Location Map Protected Major Transit Station Areas in Vaughan



-  PMTSA
-  Railway
-  Road Network
-  Municipal Boundary

Location Map To By-Law 178-2024

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